

042.0

0006

0015.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
794,000 / 794,000  
794,000 / 794,000  
794,000 / 794,000
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		PALMER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BILLINGS ELIZABETH--ETAL	
Owner 2: DAVEY JONATHAN E	
Owner 3:	

Street 1: 59 PALMER ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1901, having primarily Wood Shingle Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280	Sq. Ft.	Site		0	80.	1.10	1										462,722						462,700	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5280.000	327,700	3,600	462,700	794,000		29631
							GIS Ref
							GIS Ref
							Insp Date
							04/20/18

 APPRAISED:  
USE VALUE:  
ASSESSED:

 Total Card / Total Parcel  
794,000 / 794,000  
794,000 / 794,000  
794,000 / 794,000

!3595!

## USER DEFINED

Prior Id # 1:	29631
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	23:19:30
ekelly	
3595	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	327,700	3600	5,280.	462,700	794,000		Year end	12/23/2021
2021	101	FV	317,600	3600	5,280.	462,700	783,900		Year End Roll	12/10/2020
2020	101	FV	317,500	3600	5,280.	462,700	783,800		Year End Roll	12/18/2019
2019	101	FV	244,700	3600	5,280.	491,600	739,900		Year End Roll	1/3/2019
2018	101	FV	244,700	3600	5,280.	358,600	606,900		Year End Roll	12/20/2017
2017	101	FV	244,700	3600	5,280.	312,300	560,600		Year End Roll	1/3/2017
2016	101	FV	244,700	3600	5,280.	266,100	514,400		Year End	1/4/2016
2015	101	FV	238,500	3600	5,280.	260,300	502,400		Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILMAN MARY R	22376-6		9/9/1992		155,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2008	1395	Porch	9,800					rebuild front porc
8/11/1993	392	Manual	650					REPLACE PORCH

ACTIVITY INFORMATION
Date Result By Name
4/20/2018 MEAS&NOTICE BS Barbara S
5/6/2009 Measured 189 PATRIOT
4/14/2000 Inspected 264 PATRIOT
2/15/2000 Mailer Sent
2/15/2000 Measured 197 PATRIOT
11/1/1981 CM

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																							
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	BSMT SINK/SKYLIGHTS IN UAT.								WDK 7 (42)																					
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	A Bath: 1	Rating:									4																					
Roof Struct: 3 - Gambrel	Roof Cover: 1 - Asphalt Shgl	Color: TAN	View / Desir:	3/4 Bath: 1	Rating:									6																					
<b>GENERAL INFORMATION</b>				A 3QBth: 1	Rating: Good									FFL (70)																					
Grade: C - Average				A HBth: 1	Rating:									7																					
Year Blt: 1901	Eff Yr Blt:	OTHER FEATURES		OthrFix: 1	Rating: Average									10																					
Alt LUC:	Alt %:	Kits: 1		Rating: Good	1st Res Grid   Desc: Line 1   # Units 1								2																						
Jurisdct:	Fact: .	A Kits: 1		Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																		
Const Mod:	Floor:		Fpl: 1		Rating:	Other								12																					
Lump Sum Adj:	% Own:		WSFlue: 1		Rating:	Upper								14																					
<b>INTERIOR INFORMATION</b>				Name: 1		Lvl 2								23																					
Avg Ht/FL: STD				Phys Cond: GD - Good 18. %		Lvl 1								30																					
Prim Int Wal 2 - Plaster				Functional: %		Lower								24																					
Sec Int Wall: %				Economic: %		Totals								168																					
Partition: T - Typical				Special: %		RMS: 7   BRs: 3   Baths: 1   HB: 1								7																					
Prim Floors: 3 - Hardwood				Override: %		No Unit RMS BRS FL								OPP																					
Sec Floors: %				Total: 18.6 %		1 7 3								188																					
Bsmnt Flr: 12 - Concrete				<b>DEPRECIATION</b>		Additions:								<b>REMODELING</b>	<b>RES BREAKDOWN</b>																				
Subfloor: 1				Phys Cond: GD - Good 18. %		Kitchen: 1								Exterior:	No Unit RMS BRS FL																				
Bsmnt Gar: 1				Functional: %		Baths: 7								Interior:	1 7 3																				
Electric: 3 - Typical				Economic: %		Plumbing: 3								Additions:																					
Insulation: 2 - Typical				Special: %		Electric: 1								Kitchen:																					
Int vs Ext: S				Override: %		Heating: 3								Baths:																					
Heat Fuel: 1 - Oil				Total: 18.6 %		General: 1								Plumbing:																					
Heat Type: 3 - Forced H/W				<b>CALC SUMMARY</b>		Totals								Electric:																					
# Heat Sys: 1	Basic \$ / SQ: 130.00			<b>COMPARABLE SALES</b>		Heating:								Heating:																					
% Heated: 100	Size Adj.: 1.35000002			Rate		Parcel ID		Typ		Date		Sale Price				General:																			
Solar HW: NO	Const Adj.: 1.01989794			Adj \$ / SQ: 178.992		Totals																													
% Com Wal	Adj Total: 402559			Other Features: 75500		WtAv\$/SQ: 1								1																					
Depreciation: 74876				Grade Factor: 1.00		AvRate: 7								7																					
Depreciated Total: 327683				NBHD Inf: 1.00000000		Ind.Val: 3								3																					
NBHD Mod: 1				LUC Factor: 1.00		Juris. Factor: 178.99																													
Adj Total: 402559				Depreciation: 74876		Special Features: 0								Before Depr: 127.21																					
Depreciated Total: 327683				Final Total: 327700		Final Total: 327700								Val/Su Net: 225.69																					
<b>MOBILE HOME</b>				Make: 1		Model: 1		Serial #		Year: 1		Color: 1				<b>IMAGE</b>																			
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 042.0-0006-0015.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten												
3	Garage	D	Y	1	13X18	A	AV	1920	25.68	T	40	101			3,600		3,600	SFL	90																
More: N																Total Yard Items: 3,600				Total Special Features: 3,600				Total: 3,600				<b>AssessPro Patriot Properties, Inc</b>							